095.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,578,200 / 1,578,200
					USE VALUE:	1,578,200 / 1,578,200
					ASSESSED:	1,578,200 / 1,578,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERDUCAT CYRIL
Owner 2:	PERDUCAT-RUBI SOPHIE
Owner 3:	
Street 1:	55 FALMOUTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAEHDE JOACHIM E/ LIFE ESTATE -
Owner 2:	-
Street 1:	55 FALMOUTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 22,630 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Clapboard Exterior and 3042 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	22630.000	756,800	29,300	792,100	1,578,200
Total Card	0.520	756,800	29,300	792,100	1,578,200
Total Parcel	0.520	756,800	29,300	792,100	1,578,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.80 | /Parcel: 518.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62238
GIS Ref:
GIS Ref:
Insp Date: 02/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	756,700	29300	22,630.	792,100	1,578,100	1,578,100	Year End Roll	12/18/2019
2019	101	FV	558,800	29800	22,630.	792,100	1,380,700	1,380,700	Year End Roll	1/3/2019
2018	101	FV	505,900	29800	22,630.	678,900	1,214,600	1,214,600	Year End Roll	12/20/2017
2017	101	FV	505,900	29800	22,630.	633,600	1,169,300	1,169,300	Year End Roll	1/3/2017
2016	101	FV	557,100	29800	22,630.	543,100	1,130,000	1,130,000	Year End	1/4/2016
2015	101	FV	543,300	30100	22,630.	486,500	1,059,900	1,059,900	Year End Roll	12/11/2014
2014	101	FV	543,300	30100	22,630.	450,300	1,023,700	1,023,700	Year End Roll	12/16/2013
2013	101	FV	543,300	30100	22,630.	429,400	1,002,800	1,002,800		12/13/2012

!7797!

PRINT

Date	Time
12/10/20	22:24:17

LAST REV

Date	Time
08/07/20	08:55:30
danam	
7797	

USER DEFINED

Prior Id # 1:	62238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAEHDE JOACHIM	66630-91		1/5/2016		1,228,200	No	No		
GAEHDE JOACHIM	54723-339		5/24/2010	Family	10	No	No		
GAEHDE JOACHIM	37837-186		1/29/2003	Family	99	No	No		
GAEHDE JOACHIM	27946-78		12/5/1997	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2020	491	Solar Pa	29,000	C				
1/8/2019	33	Heat App	28,500	C				
11/29/2017	1589	Alterati	50,000	C				
7/14/2017	851	Wood Dec	20,000	C				
8/10/2016	2008	Insulate	10,300	O				insulate garage/pl
7/28/2016	1041	Inter Fi	330,000	O	7/28/2016			Renovate interior.

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2017	Permit Visit	DGM	D Mann
3/30/2017	SQ Returned	MM	Mary M
2/13/2009	Meas/Inspect	163	PATRIOT
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
7/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		22630		Sq. Ft.	Site		0	70.	0.50	4									792,050						792,100	

Total AC/HA: 0.51951 | Total SF/SM: 22630 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 792,050 | Spl Credit | Total: 792,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	5	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99516761
Const Adj.:	1.00969899
Adj $ / SQ:	125.602
Other Features:	133531
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	848455
Depreciation:	91633
Depreciated Total:	756822

COMMENTS

SHOULD BE 2 CARD PARCEL STIDIO APT OVER GARAGE 3/4 BATH AND KITCHEN FAIR
LOFT OVER GAR SMALL
KIT 3/4 BATH FPL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

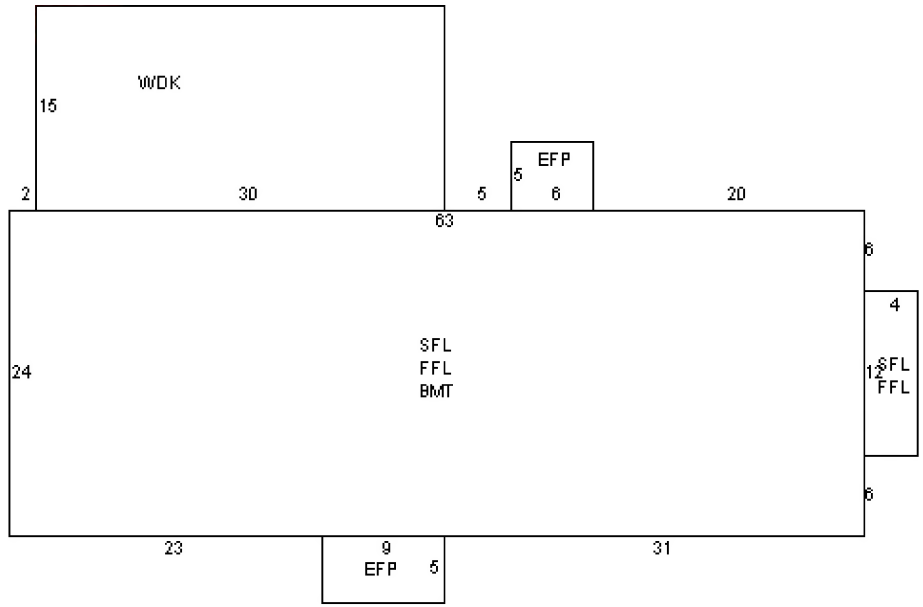
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.38
Special Features:	0	Val/Su Net:	149.01
Final Total:	756800	Val/Su SzAd	248.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,560	125.600	195,940
BMT	Basement	1,512	37.680	56,973
SFL	Second Floor	1,482	125.600	186,143
WDK	Deck	450	8.300	3,736
EFP	Enclos Porch	75	64.140	4,811

Net Sketched Area:	5,079		Total:		447,603
Size Ad	3042.0000	Gross Are	5157	FinArea	3042

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	FR	1960	0.00	T	50	101						
10	Pool-Conc.	D	Y	1	14X56	A	AV	1970	19.10	T	39.2	101			9,100			9,100
19	Patio	D	Y	1	10X12	A	GD	1997	5.38	T	13.2	101			600			600
4	Garage W/Lof	D	Y	1	20X32	E	EX	1912	36.39	T	16	101			19,600			19,600

More:	N	Total Yard Items:	29,300	Total Special Featues:	Total: 29,300